

When recorded, return to:
Landtek, LLC
2050 N 300 W
Spanish Fork, Utah 84660


ENT 80790:2023 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Dec 14 02:17 PM FEE 966.00 BY TM
RECORDED FOR LANDTEK LLC

ASSIGNMENT OF DECLARANT RIGHTS

(SUNRISE RANCH)

Reference is made to that certain Master Declaration of Covenants, Conditions, and Restrictions for Sunrise Ranch, recorded on December 22, 2020 with the Utah County Recorder's Office as Entry No. 205450:2020 (the "Declaration"). The Declaration governs that certain Planned Unit Development in Utah County known as "Sunrise Ranch" (the "Project").

Pursuant to Section 1.12 of the Declaration, Sunrise Ranch Mapleton, LLC ("Original Declarant") hereby assigns all of its rights and obligations as "Declarant" under the Declaration to Landtek, LLC, a Utah limited liability company ("Successor Declarant").

Original Declarant hereby approves and ratifies any and all prior actions taken by Successor Declarant in connection with the Declaration and/or the Project, as if the same were duly undertaken by Original Declarant prior to this Assignment.

The signatories for Original Declarant and Successor Declarant each represent and warrant that they possess all necessary authority and approval to execute this Assignment and thereby bind the entities for which they sign and effect the assignment contemplated hereby. In the event of any breach of this representation and warranty, the breaching party shall fully defend, indemnify and hold harmless the non-breaching party against any and all damages suffered and attorney fees spent by the non-breaching party relating to such breach.

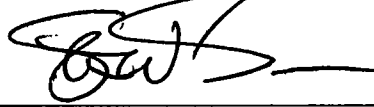
SUNRISE RANCH MAPLETON, LLC



By: Heath Johnston, Manager

ACCEPTED:

LANDTEK, LLC



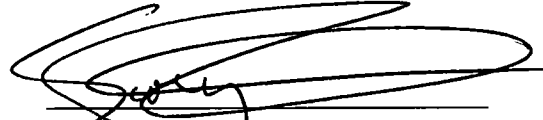
By: Steve Wilson, Manager

STATE OF UTAH)

:ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 14 day of December 2023 by Heath Johnston in his capacity as Manager for Sunrise Ranch Mapleton, LLC.



Notary Public

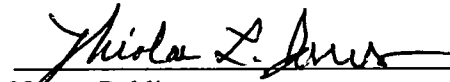


STATE OF UTAH)

:ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 14th day of December 2023 by Steve Wilson in his capacity as Manager for Landtek, LLC.



Notary Public

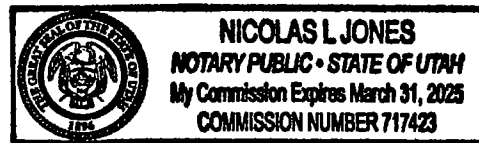


EXHIBIT "A"
Legal Description

Parcel A & B, Common Spaces, Sunrise Ranch, Phase A1, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 1-13, 39-62, Sunrise Ranch, Phase A2, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 1-13, Sunrise Ranch, Phase A2 AMD, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 63-96, Parcel A, Common Area Open Space A&B, Sunrise Ranch, Phase C, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 97-133, Common Area, Sunrise Ranch, Phase D, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 134-172, Sunrise Ranch, Phase E, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 173-200, Open Spaces A-D, Sunrise Ranch, Phase F, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 266-286, Sunrise Ranch, Phase G, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 201-215, Common Open Spaces A-D, Sunrise Ranch, Phase H, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 439-463, Clubhouse Parcel, Sunrise Ranch, Phase J, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 464-521, Sunrise Ranch, Phase K, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 287-314, Sunrise Ranch, Phase M, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 315-331, Sunrise Ranch, Phase N, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 404-435, Sunrise Ranch, Phase O, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 356-403, Sunrise Ranch, Phase P, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.

Lots 332-355, Sunrise Ranch, Phase Q, a Residential Subdivision, according to the official plat thereof on site in the office of the Recorder, Utah County, Utah.